

# **TOWN OF DAVIE**

## **TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101

**PREPARED BY:** Christopher M. Gratz, Planner II

**SUBJECT:** Plat, P 3-2-03 Downtown Davie, Nob Hill Partners, LLC./Keith & Associates, Inc., 6200 Griffin Road/Generally located at southeast corner of Griffin Road and Davie Road

**AFFECTED DISTRICT:** District 1

**TITLE OF AGENDA ITEM:** A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING THE PLAT KNOWN AS "DOWNTOWN DAVIE" AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE THE APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SAID PLAT; AND PROVIDING AN EFFECTIVE DATE.

**REPORT IN BRIEF:** Approval of the plat to be known as "Downtown Davie" is being requested. The subject site consists of a net 9.57 acres (416,869.2 square feet), and is generally located at the southeast corner of Griffin Road and Davie Road. The plat is restricted to 227 garden apartments, 18 townhome units, 65,900 square feet of commercial use, 4,700 square feet of banking use and 51,000 square feet of office use.

Access is provided by a 50' right in and right out opening on Davie Road, a 40' right in and right out only opening on Griffin Road that leads to the Emerald Isles Condominiums, an 80' right in and right out and left in opening on Griffin Road, and a 25' opening (half of a 50' shared opening) on the eastern boundary and is restricted to right turns only. Non-vehicular access lines have been provided wherever there are not openings on Davie Road and Griffin Road. A total of 8,276.4 square feet (0.19 acres) of the property has been dedicated towards right-of-way.

Drainage for the site is provided by a 2.4 acre parcel south of the existing Jasmine Isles development. The subject property lies within Central Broward Water Control District, and approval from this agency has been obtained.

The proposed plat is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size, and use. The proposed project is consistent with the intent of the Griffin Road Corridor Design Guidelines and Regulations. Development of this site as proposed does not exceed what was anticipated by the Future Land Use Plan Map designation.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** At the July 27, 2005, Planning and Zoning Board meeting, Ms. Turin made a motion, seconded by Vice-Chair McLaughlin, to approve. Motion carried 3-0, with Mr. Stevens absent and Mrs. Lee had resigned.)

**FISCAL IMPACT:** N/A

**RECOMMENDATION(S):** Staff finds the subject application complete and suitable for consideration. In addition, the following conditions shall be met:

1. Provide the Planning and Zoning Division a Mylar copy of the plat upon recordation.

**Attachment(s):** Resolution, Planning Report, Plat

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING THE PLAT KNOWN AS "DOWNTOWN DAVIE" AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE THE APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SAID PLAT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the proposed plat known as "Downtown Davie" was considered by the Town of Davie Planning and Zoning Board;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The plat known as "Downtown Davie" is hereby approved subject to the conditions stated on the planning report which is attached hereto as Exhibit "A" and made a part hereof.

SECTION 2. The Mayor is authorized to sign said plat on behalf of the Town and the Town Clerk is directed to affix the Town seal to said plat.

SECTION 3. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2005.

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

Attest:

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2005.

**TOWN OF DAVIE**  
**Development Services Department**  
**Planning and Zoning Division**  
*Staff Report and Recommendation*



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**Applicant Information**

**Owner:**

**Name:** Nob Hill Partners, LLC  
**Address:** PO Box 02-9010  
**City:** Fort Lauderdale, FL 33302  
**Phone:** (954) 763-5095

**Petitioner:**

**Name:** Gregory Mire, P.S.M.  
Keith & Associates, Inc.  
**Address:** 301 East Atlantic Boulevard  
**City:** Pompano Beach, FL 33060  
**Phone:** (954) 788-3400

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**Background Information**

**Application History:** No deferrals have been requested.

**Application Request:** Approval of the plat known as "Downtown Davie".

**Address/Location:** 6200 Griffin Road/Generally located at southeast corner of Griffin Road and Davie Road

**Future Land Use**

**Plan Map Designation:** Regional Activity Center (RAC)

**Zoning:** Griffin Corridor District, Downtown Zone

**Gross Parcel Size:** 11.78 acres (513,269.2 square feet)

**Net Parcel Size:** 9.57 acres (416,869.2 square feet)

**Existing Use:** Vacant

**Proposed Use:** A mixed-use development with 227 garden apartments, 18 townhome units, 65,900 square feet of commercial use, 4,700 square feet of banking use and 51,000 square feet of office use.

**Surrounding Uses:**

**North:** Griffin Road, then C-11 Canal  
**South:** Jenmar Building, Emerald Isles, (condominiums), Jasmine Lakes (condominiums)  
**East:** Nova Southeastern University  
**West:** Davie Road, Vacant

### Surrounding Land Use Plan Map Designations:

**North:** Regional Activity Center  
**South:** Regional Activity Center  
**East:** Regional Activity Center  
**West:** Regional Activity Center

### Surrounding Zoning:

**North:** Griffin Corridor District, Downtown Zone  
**South:** RM-16, Medium-High Density Dwelling District  
**East:** Griffin Corridor District, Downtown Zone  
**West:** Griffin Corridor District, Downtown Zone

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## **Zoning History**

### **Zoning:**

The site was rezoned to Griffin Corridor District, Downtown Zone on February 2, 2000.

**Site Plans:** The site plan, SP 4-2-00 Walgreen's, was denied on February 6, 2002.

The conceptual site plan, MSP 3-1-03 Downtown Davie, was approved on December 17, 2003.

The site plan, 4-2-04 Downtown Davie, was approved on December 14, 2004.

**Special Permit:** The special permit, SE 1-1-05 Downtown Davie, for a real estate sales trailer, was approved on February 16, 2005.

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## **Application Details**

The applicant's submission indicates the following:

1. *Site:* Approval of the plat to be known as "Downtown Davie" is being requested. The subject site consists of a net 9.57 acres (416,869.2 square feet), and is generally located at the southeast corner of Griffin Road and Davie Road.
2. *Restrictive Note:* The plat is restricted to 227 garden apartments, 18 townhome units, 65,900 square feet of commercial use, 4,700 square feet of banking use and 51,000 square feet of office use.
3. *Access:* Access is provided by a 50' right in and right out opening on Davie Road, a 40' right in and right out only opening on Griffin Road that leads to the Emerald Isles Condominiums, an 80' right in and right out and left in opening on Griffin Road, and a 25' opening (half of a 50' shared opening) on the eastern boundary and is restricted to right turns only. Non-vehicular access lines have been provided wherever there are not openings on Davie Road and Griffin Road.

4. *Trails:* There are no trails immediately adjacent to the site, although the Linear Park is located on the north side of the C-11 canal.
5. *Dedications and Easements:* A total of 8,276.4 square feet (0.19 acres) of the property has been dedicated towards right-of-way. There is a 10' utility easement adjacent to the northern, western and eastern boundaries.
6. *Drainage:* Drainage for the site is provided by a 2.4 acre parcel south of the existing Jasmine Isles development. The subject property lies within Central Broward Water Control District, and approval from this agency has been obtained.
7. *Road Concurrency:* The plat is located within the South Central Transit Oriented Concurrency District. This district meets the regional transportation standards specified in the Broward County Land Development Code.
8. *Compatibility:* The site is surrounded by multi-family dwellings, a school building, and major roadway arterials. The proposed project is consistent with the intent of the Griffin Road Corridor Design Guidelines and Regulations.

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## Applicable Codes and Ordinances

Article XII, Subdivisions and Site Plans.

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## Comprehensive Plan Considerations

**Planning Area:** The subject site falls within Planning Area 9. This Planning Area is south of Griffin Road, generally north of Stirling Road, east of SW 76 Avenue and west of the Florida Turnpike. This area is predominantly agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors.

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 102.

**Applicable Goals, Objectives & Policies:** *Future Land Use Plan, Objective 5: Consistency of Development with Comprehensive Plan, Policy 5-2:* The (re)zoning, (re)platting, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Uses portion of the Implementation Section.

*Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

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## Significant Development Review Committee (DRC) Comments

These following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

**Planning and Zoning:** Match the "Downtown Davie" site plan. *(Item provided.)*

**Engineering:** Match the "Downtown Davie" site plan. *(Item provided)*

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### **Staff Analysis**

The proposed plat is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size, and use. The proposed project is consistent with the intent of the Griffin Road Corridor Design Guidelines and Regulations. Development of this site as proposed does not exceed what was anticipated by the Future Land Use Plan Map designation.

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### **Findings of Fact**

The plat is generally in conformance with the applicable Codes and Ordinances. This proposed plat for mixed-use can be considered compatible with both existing and allowable uses on the adjacent properties. The site is surrounded by multi-family dwellings, a school building, and major roadway arterials.

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### **Staff Recommendation**

Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for consideration. In addition, the following condition shall be met:

1. Provide the Planning and Zoning Division a Mylar copy of the plat upon recordation.

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### **Planning and Zoning Board Recommendation**

At the July 27, 2005, Planning and Zoning Board meeting, Ms. Turin made a motion, seconded by Vice-Chair McLaughlin, to approve. Motion carried 3-0, with Mr. Stevens absent and Mrs. Lee had resigned.)

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### **Town Council Action**

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### **Exhibits**

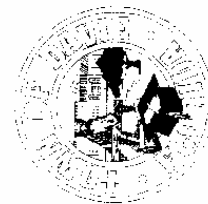
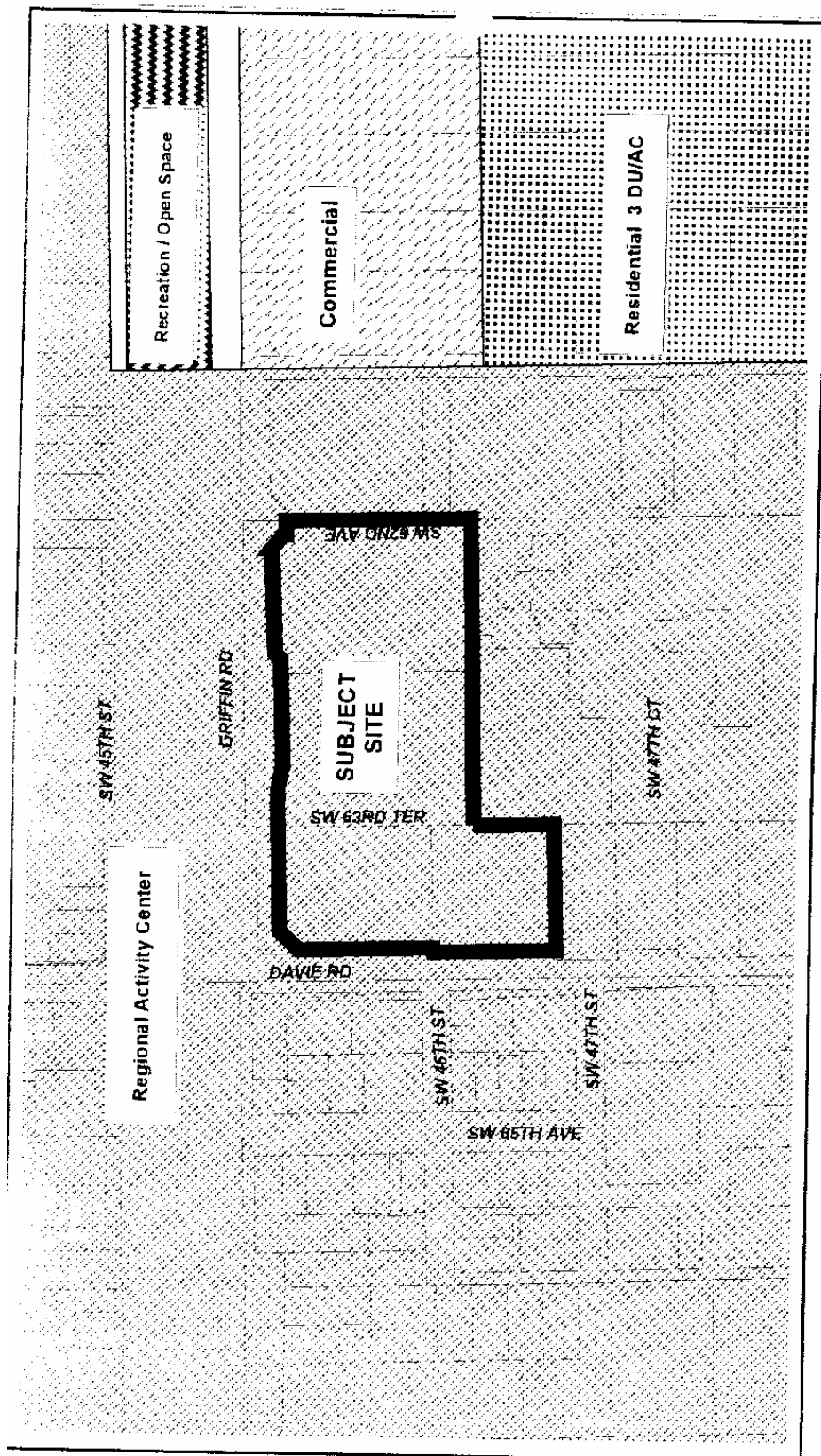
1. Future Land Use Plan Map
2. Zoning and Aerial Map
3. Plat

Prepared by: \_\_\_\_\_

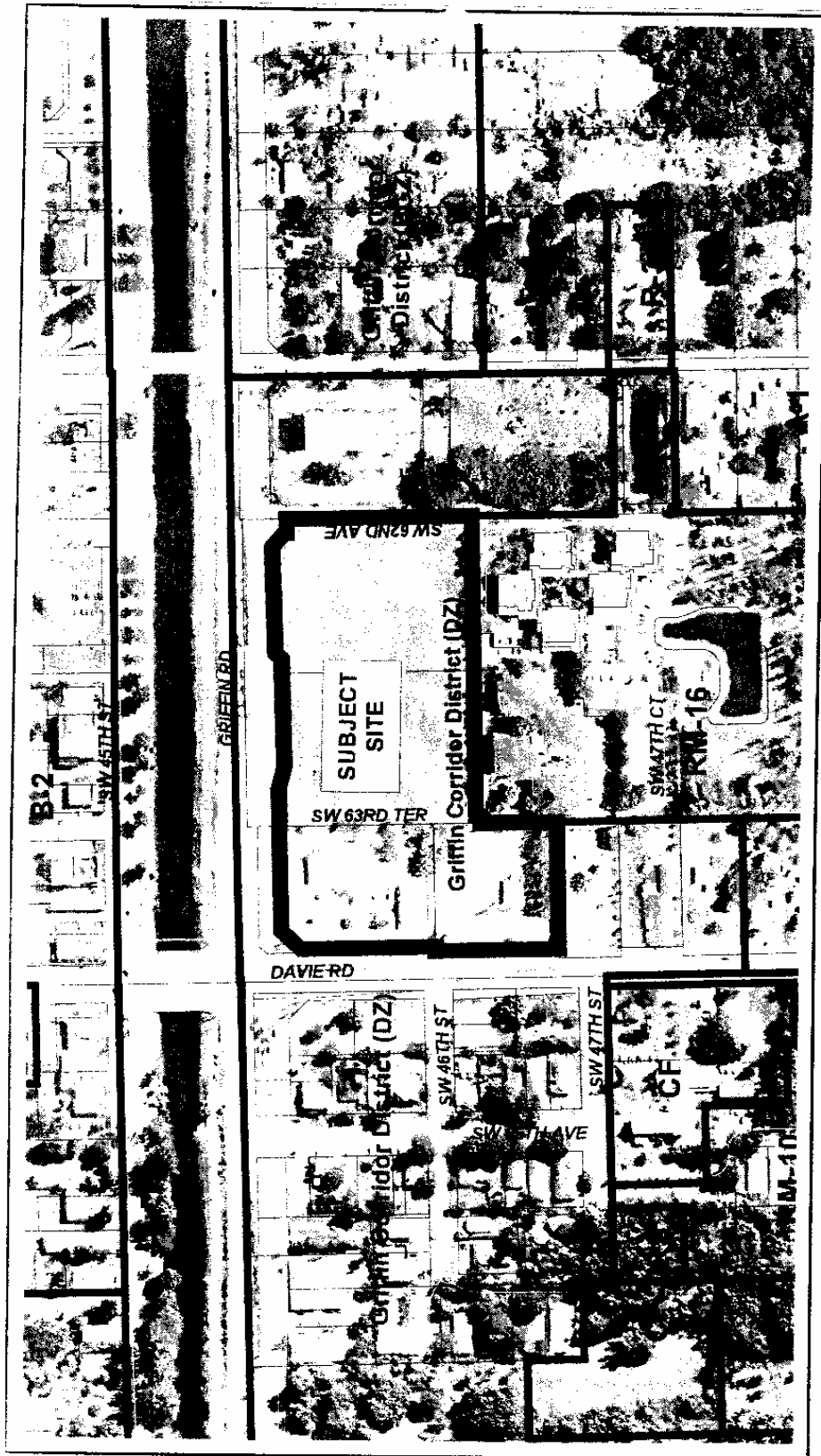
Reviewed by: \_\_\_\_\_







## Future Land Use Map

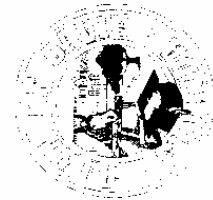


Date Flown:  
12/31/02



300 0 300 600 Feet

Prepared by the Town of Davie GIS Division



## Zoning and Aerial Map

Prepared By: ID  
Date Prepared: 10/14/04